| Map | Block | Lot | | CARD | | |
|---|---|---|---|---|---|---|
| 172.0 | 0006 | 0006.0 | | 1 of 1 | Residential | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 690,400 | / | 690,400 |
| USE VALUE: | 690,400 | / | 690,400 |
| ASSESSED: | 690,400 | / | 690,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 14 | | INVERNESS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TOSI ROBERT L JR & JOSEPH W |
| Owner 2: | TRS/ ROBERT L TOSI IRREVOCABLE |
| Owner 3: | TRUST |
| Street 1: | 14 INVERNESS RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TOSI ROBERT/CARMELLA/TRUSTEES - |
| Owner 2: | TOSI TRUST - |
| Street 1: | 14 INVERNESS RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4050.000 | 308,700 | 2,600 | 379,100 | 690,400 |
| Total Card | 0.093 | 308,700 | 2,600 | 379,100 | 690,400 |
| Total Parcel | 0.093 | 308,700 | 2,600 | 379,100 | 690,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.30 | /Parcel: 470.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 114192
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

## PREVIOUS ASSESSMENT

Parcel ID: 172.0-0006-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 308,700 | 2600 | 4,050. | 379,100 | 690,400 | 690,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 237,800 | 2600 | 4,050. | 373,600 | 614,000 | 614,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 237,800 | 2600 | 4,050. | 287,000 | 527,400 | 527,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 237,800 | 2600 | 4,050. | 270,800 | 511,200 | 511,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 237,800 | 2600 | 4,050. | 249,100 | 489,500 | 489,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 232,000 | 2600 | 4,050. | 232,800 | 467,400 | 467,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 232,000 | 2600 | 4,050. | 214,400 | 449,000 | 449,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 232,000 | 2600 | 4,050. | 214,400 | 449,000 | 449,000 | | 12/13/2012 |

!13337!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 03:18:51 |

## LAST REV

| Date | Time |
|---|---|
| 12/08/20 | 15:30:15 |

jorourke

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13337

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TOSI ROBERT/CAR | 74864-323 | 1 | 6/11/2020 | Convenience | 1 | No | No | | |
| TOSI ROBERT L | 31727-198 | | 8/18/2000 | Family | 99 | No | No | | |
| | 12457-451 | | 6/18/1973 | | 31,500 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 114192 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/19/2012 | 1354 | Manual | 1,782 | C | | | | |
| 12/20/2011 | 1873 | Manual | 1,620 | | | | | air sealing & insu |
| 5/15/2002 | 363 | Porch | 1,000 | C | | | | REPLACE FRONT STAI |
| 2/14/2001 | 99 | New Wind | 2,500 | C | | | | 2 WINDOWS/NEW KIT |
| 3/11/1992 | 71 | Manual | 4,800 | | | | | SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/19/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/16/2009 | Inspected | 345 | PATRIOT |
| 12/15/2008 | Entry Denied | 197 | PATRIOT |
| 12/9/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/24/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4050 | | Sq. Ft. | Site | | 0 | 70. | 1.34 | 6 | | | | | | | | | 379,051 | | | | | | 379,100 | |

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 167.046 |
| Other Features: | 78500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 379202 |
| Depreciation: | 70532 |
| Depreciated Total: | 308670 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

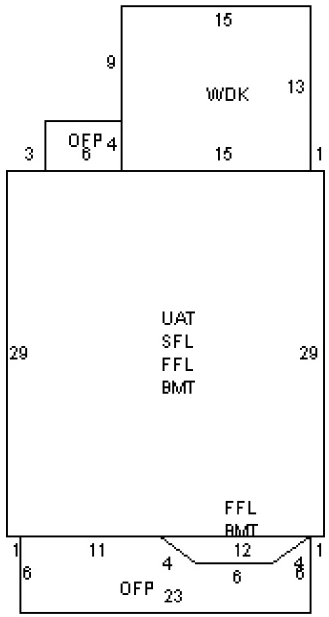
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 167.05 |
| Special Features: | 0 | Val/Su Net: | 113.04 |
| Final Total: | 308700 | Val/Su SzAd | 210.29 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 743 | 50.110 | 37,235 |
| FFL | First Floor | 743 | 167.050 | 124,115 |
| SFL | Second Floor | 725 | 167.050 | 121,108 |
| WDK | Deck | 195 | 11.020 | 2,148 |
| UAT | Upper Attic | 181 | 66.820 | 12,111 |
| OFP | Open Porch | 144 | 27.680 | 3,985 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,731 | | | Total: | 300,702 |
| Size Ad | 1468 | Gross Are | 3275 | FinArea | 1468 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 172.0-0006-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X18 | F | FR | 1950 | 23.92 | T | 50 | 101 | | | 2,600 | | | 2,600 |

| More: | N | Total Yard Items: | 2,600 | Total Special Featues: | | Total: | 2,600 |
|---|---|---|---|---|---|---|---|